

**Ordinance adopting North Beach Redevelopment Initiative Specific Plan; and amending the Comprehensive Plan.**

**WHEREAS**, the Planning Commission has forwarded to City Council its reports and recommendations concerning the adoption of the North Beach Redevelopment Initiative.

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, February 21, 2018, during a meeting of the Planning Commission, and on Tuesday, March 20, 2018, during a meeting of the City Council, in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, City Staff invited the public to workshops and public meetings that were held on February 9, 2017, April 19, 2017, April 20, 2017, and February 15, 2018 to give input to help develop a Redevelopment Initiative for North Beach, and to receive public feedback.

**WHEREAS**, City staff coordinated with various community agencies and organization throughout the process of developing the North Beach Redevelopment Initiative.

**WHEREAS**, the city shall use the North Beach Redevelopment Initiative as a guideline to facilitate other plans that the city considers necessary for systematic growth and development.

**WHEREAS**, the City Council has determined that these amendments would best serve public health, safety, necessity, convenience, and general welfare of the City of Corpus Christi and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** That the North Beach Redevelopment Initiative, including: Alternative 1, Alternative 2, Capital Improvement Projects Map, and Proposed Capital Improvement Projects List, are adopted by this ordinance to read shown as exhibits attached and incorporated by reference:

A. North Beach Redevelopment Initiative

**SECTION 2.** To the extent that the amendment made by this ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the amendment made by this ordinance. The Comprehensive Plan, as amended from time to time and except as changed by this ordinance, remains in full force and effect.

**SECTION 3.** The City Council intends that every section, paragraph, subdivision, clause, phrase, word or provision hereof shall be given full force and effect for its purpose. Therefore, if any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, that judgment shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance.

**SECTION 4.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____		
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____		
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor

# EXHIBIT A



Legend	
1	Single Family Detached
2	Multi-Family
3	Single Family Attached
4	Retail/Office
5	Hotel/Hospitality
6	Mixed-Use
7	Restaurant/Destination
8	Eco-Destination
(a)	Dolphin Viewing
(b)	Bird Watching
(c)	Wetland/Water Amenity
9	Texas State Aquarium
10	USS Lexington
11	Bioswale and Trail
12	Harbor Bridge
13	City Park Entry
14	Potential Tourism Destination
15	Parking Structure



# EXHIBIT A



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15	Parking Structure
16	Boat Docks
17	Breakwaters



# EXHIBIT A



## North Beach Redevelopment Initiative Capital Improvement Projects (CIP)

### Proposed CIP List

- (1) Surfside Blvd. Overlay (completed)
- (2) Timon Blvd. Overlay (completed)
- (3) North Beach access improvements
- (4) Beach Ave. Improvements
- (5) Traffic Circle
- (6) Land Aquisition
- (7) Wetlands Identification
- (8) Gulfspray Ave. Pedestrian and Bike Improvements
- (9) Seagull Blvd. Extension
- (10) Timon Blvd. Realignment
- (11) Connect Walnut St. and Paul Pl.
- (12) Connect Elm St. to Surfside Blvd.
- (13) Connect Coastal Ave.
- (14) Storm Water Management
- (15) Pedestrian and Bike Trail
- (16) Pedestrian Improvements
- (17) Close Portion of Reef Ave.
- (18) Close Portion of Seagull Blvd.
- (19) Close Portion of Timon Blvd.
- (20) Close Portion of Gulfbreeze Blvd.
- (21) Close Sandbar Ave.
- (22) Bring Seagull Blvd. to collector standards
- (23) Bring streets up to adopted street standards
- (24) Remove W. Surfside Blvd.
- (25) Remove current Seagull Blvd.
- (26) Eco-Destination
- (27) Dolphin Park
- (28) Surfside Park
- (29) Kiwanis Park
- (30) Potential Cruise Ship Tourism Infrastructure
- (31) Canal/ Cove/ Jetties - Private/ Public Opportunity
- (32) Breakwater Islands - Private/ Public Opportunity
- (33) TxDOT street projects



**LEGEND**

- Road Closures —
- Street Realignment —
- Bike/Pedestrian Projects - - - - -
- New Road Construction Projects - - - - -
- New Open Space · · · · ·

# EXHIBIT A



## North Beach Redevelopment Initiative

Proposed Capital Improvement Projects List	
1	Surfside Blvd. Overlay from Coastal Ave. to Reef Ave. (5,400 lf) (completed)
2	Timon Blvd. Overlay from Coastal Ave. to Beach Ave, and from Sandbar Ave. to East Causeway Blvd. (6,350 lf) (completed)
3	North Beach access improvements from E. Causeway to Surfside Blvd.: explore curved loop road (1,000 lf) or free right turn options (400 lf), requires a detailed engineering, cost-comparison, and design process
4	Beach Ave roadway/ pedestrian improvements and area beautification from East Causeway to Beach Parking. Dead end at Beach Parking (1,350 lf)
5	Construction of Traffic Circle at the intersection of Beach Ave. with Surfside Blvd. and Timon Blvd. including gateway feature with wayfinding (500 lf)
6	Land acquisition for roads under current Harbor Bridge from Burseson St. to Breakwater Ave.
7	U.S. Army Corps of Engineers Wetlands Identification for City owned land, right of way, and easements on North Beach
8	Gulfspray Pedestrian and Bicycle infrastructure Improvements from E. Causeway Blvd. to Beach Access. (1,400 lf)
9	Extend Seagull Blvd. from Plum St. to Burseson St. (1,100 lf)
10	Realign Timon Blvd. from Bushick Pl. to Breakwater Ave. (3,000 lf)
11	Connect Walnut St. and Paul Pl. from E. Causeway Blvd. to New Timon Blvd. alignment (800 lf)
12	Connect Elm St. from the New Timon Blvd. alignment (current W. Surfside Blvd.) to Surfside Blvd. (230 lf)
13	Connect Coastal Ave. from Seagull Blvd. to Surfside Blvd. (390 lf)
14	Storm Water Management in median between Surfside Blvd. and Timon Blvd. running north/south from Coastal Ave. to Beach Ave. (18.5 acres)
15	Pedestrian and bicycle trail along Surfside Blvd. and Timon Blvd. median running north/south from Coastal Ave. to Beach Ave. (10,200 lf)
16	Pedestrian improvements from East Causeway Blvd. at Timon Blvd. under Causeway to West Causeway Blvd. and Beach Ave. (2,800 lf)
17	Close Reef Ave. from Seagull Blvd. to Timon Blvd. (200 lf) (in conjunction with new development)
18	Close Seagull Blvd. north of Beach Ave. (350 lf) (in conjunction with new development)
19	Close portion of Timon Blvd. north of Beach Ave. (2,000 lf) (in conjunction with Eco Park development)
20	Close Gulfbreeze Blvd. north of Gulden St. (400 lf) (in conjunction with Dolphin Park development)
21	Close Sandbar Ave. (700 lf) (in conjunction with Eco Park development)
22	Bring Seagull Blvd. to collector standards from Breakwater Ave. to Gulfspray Blvd. (4,700 lf)
23	Bring streets up to adopted City standards with ADA sidewalks and drainage (in conjunction with new development)
24	Remove West Surfside Blvd. from Burseson St. to Elm St. (1,600 lf)
25	Remove Seagull Blvd. from Burseson St. to Elm St. (1,500 lf)
26	Public-Private Partnership Opportunity - Eco-Destination to integrate more open space and serve as wetland mitigation opportunity (35 acres)
27	Dolphin Park Improvements
28	Surfside Park Improvements
29	Kiwanis Park and Community Center Improvements
30	Public-Private Partnership Opportunity - Potential Cruise Ship Tourism Infrastructure
31	Canal, Cove, and Jetties - Private/ Public Opportunity
32	Breakwater Islands - Private/ Public Opportunity
33	TxDOT projects associated with Harbor Bridge Relocation: street projects under the current bridge - projects TBD

\*All measurements are approximate